



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

Submitted on 8/15/14

OFFICE USE ONLY

Application Number: # 14310-00000-00583
Date Received: 15 Aug. 2014
Commission/Civic: CLINTONVILLE
Existing Zoning: C4 Application Accepted by: [Signature] Fee: \$1900
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

1. Request to allow one way aisle width of 10'-5" for the new parking spaces. Code Section - 3312.09 Aisle
2. Request to allow eating establishment use for the building without meeting minimum number of parking spaces.
Code Section - 3312.49 Minimum number of parking spaces required ADDITIONAL SPACES 97 to 100

LOCATION

1. Certified Address Number and Street Name 4700 N. High Street
City Columbus State Ohio Zip 43214
Parcel Number (only one required) 010-086045

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Robert J. (Skip) Weiler, Jr.
Address 10 N. High Street, Ste 401 City/State Columbus Zip Ohio
Phone # 614-221-4286 Fax # 614-643-2640 Email skip@rweiler.com

PROPERTY OWNER(S):

Name 130 West Lane Avenue, LLC
Address 1480 Dublin Rd City/State Columbus Zip 43215
Phone # _____ Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Lou (Minoru) Terada - Collaborative Design, Ltd.
Address 2727 Tuller Parkway, Ste 200 City/State Dublin, Ohio Zip 43017
Phone # 614-798-1515 Fax # _____ Email: terada@cdlarchitects.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00000-00583

4700 NORTH HIGH
STREET

One Stop Shop Zoning Report Date: Thu Sep 4 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4700 N HIGH ST COLUMBUS, OH

Mailing Address: 1480 DUBLIN RD
COLUMBUS, OH 43215

Owner: 130 WEST LANE AVENUE LLC C

Parcel Number: 010086045

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: NORTH HIGH STREET UCO

Graphic Commission: N/A

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

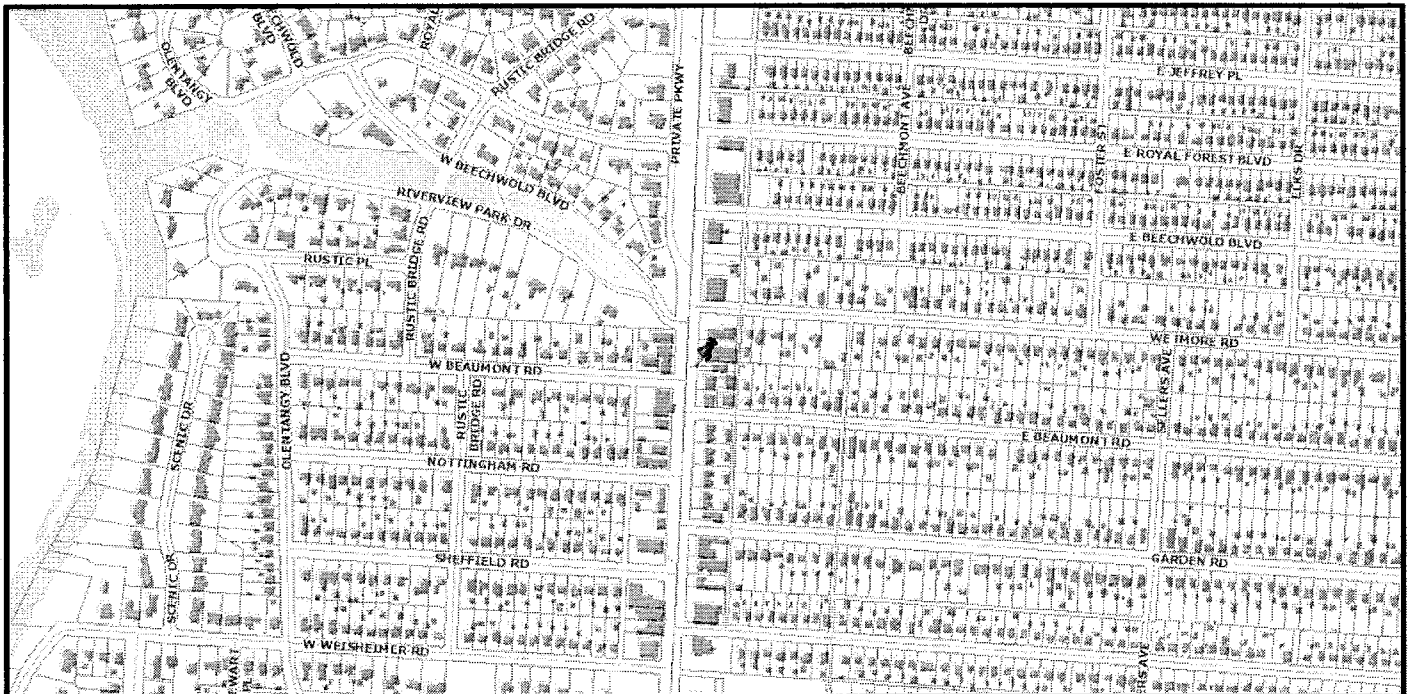
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

14310-00000-00583

4700 NORTH HIGH
STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert J. (Skip) Weiler, Jr.
of (1) MAILING ADDRESS 10 N. High Street, Ste 401, Columbus, Ohio 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) 130 West Lane Ave. LLC
1480 Dublin Rd
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Robert J. (Skip) Weiler, Jr.
614-221-4286

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Clintonville Area Commission
Dana Bagwell
3982 N. High St., Columbus, Ohio 43214

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
<u>Columbia Gas of Ohio</u>	<u>25 Wetmore Rd, Col, OH 43214</u>	<u>P.O. Box 117, Col, OH 43216</u>
<u>Jeffrey & Jennifer Schoning</u>	<u>4713 N. High St, Col, OH 43214</u>	<u>4713 N. High St, Col, OH 43214</u>
<u>Gail Mitchell</u>	<u>23 Riverview Pk Dr, Col, OH 43214</u>	<u>23 Riverveiw Pk Dr, Col, OH 43214</u>
<u>Jody Croley</u>	<u>14 E Beaumont Rd, Co., OH 43214</u>	<u>5830 Falmouth Ct, Worthington, OH</u>
<u>Davis Properties I LLC</u>	<u>4682 N High St, Col, OH 43214</u>	<u>3805 N. High St, Col, OH 43214</u>

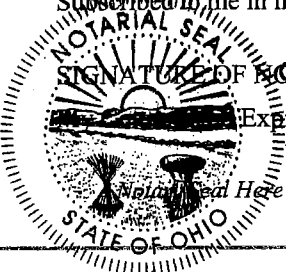
☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8) 14th day of August, in the year 2014

(8) Cheri J. Paris - Davis
8/7/18



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STATEMENT OF HARDSHIP

14310-00000-00583

4700 NORTH HIGH
STREET

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

1. One way aisle width to be 10'-6" for Parallel Parking.

The property currently has 4 available parking spaces along High Street. With a possible dance studio tenant and a future tenant, there is not enough parking spaces available to satisfy the tenants needs. We are proposing to place 6 parallel parking spaces on the north side of the property. However, the space between the building and the property line is only 19'-6" and does not meet the City Zoning Code requirement of 22'-0" (9'-0" stall width and 13'-0" aisle). This leaves 10'-6" for the aisle. The site has an extremely limited space to provide an additional parking. We feel that this is the only currently available space to accommodate more parking.

2. Allow eating establishment use without minimum number of parking spaces.

The property has a potential future use for eating establishment. As stated above, the site has a very limited area for additional parking spaces. With the existing parking on west side, the proposed parallel parking on the north side, and the proposed parking on the east side, there is still not enough number of parking to meet the City Zoning Code requirement. There is no other space available on site to accommodate more parking spaces.

The existing parking lot in front of the building shall remain unless the Columbus City Traffic Department determines that a change in use is to intense, then those parking spaces shall be removed.

Signature of Applicant

Date

8/15/14

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/14/14



Disclaimer

Scale = 100

Grid North

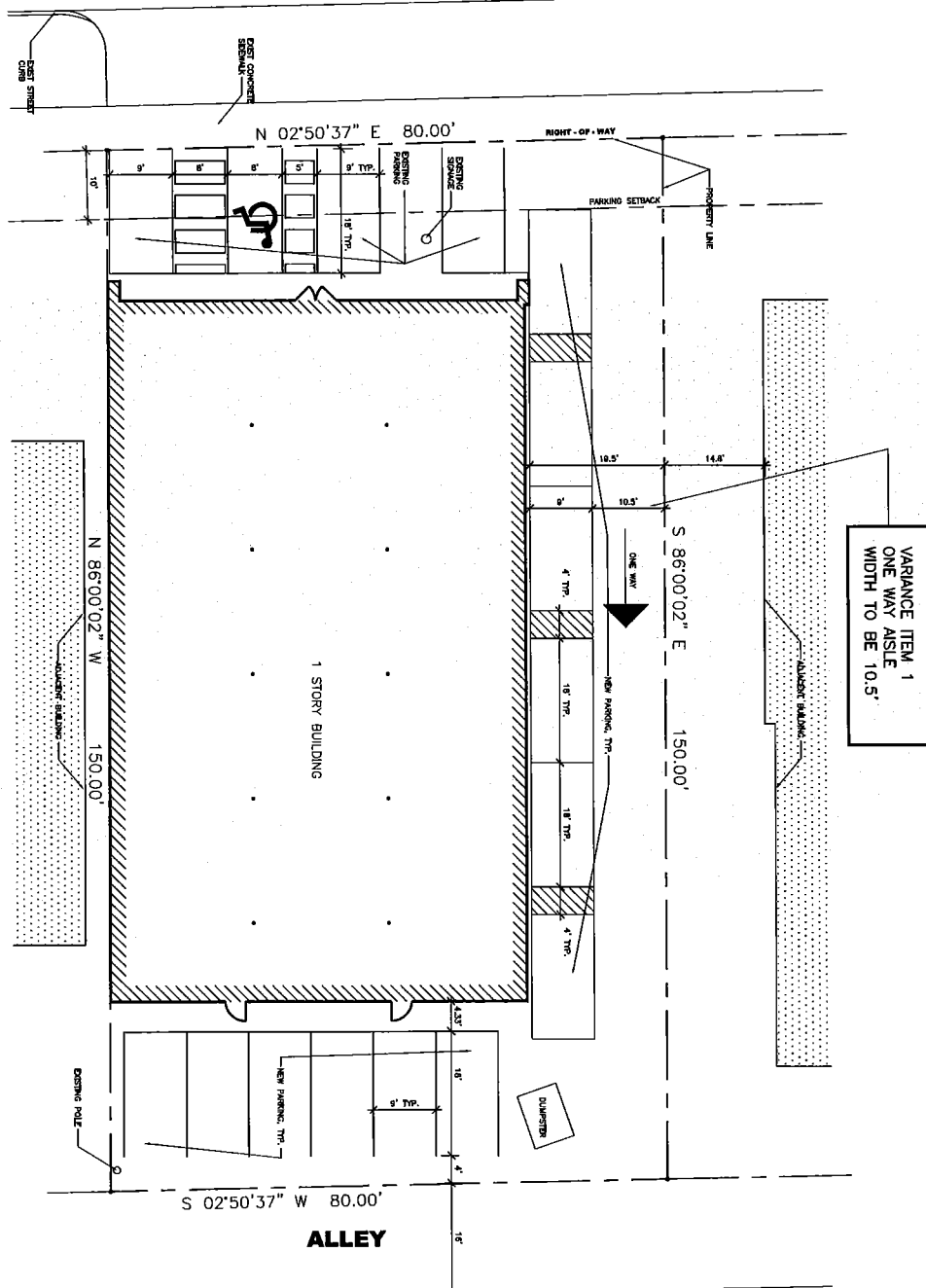
This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the information and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

14310-00000-00583
4700 NORTH HIGH STREET

Department

14310-00000-00583
4700 NORTH HIGH
STREET

HIGH STREET



SITE PLAN

SCALE: 1/8" = 1'-0"



4700 N. HIGH STREET
COLUMBUS, OHIO

ZONING INFORMATION:

TOTAL ACRAGE: 0.28+/-ACRES

PROPOSED BUILDING SIZE: 6,091 S.F.

EXISTING BUILDING SIZE: 7,373 S.F.

ZONING CLASSIFICATION: C-4

EXISTING USE: RETAIL

PARKING REQUIREMENT: 1:250 S.F.

PROPOSED USE: DANCE STUDIO

PARKING REQUIREMENT: 1:250 S.F.

OR

PROPOSED USE: RESTAURANT

PARKING REQUIREMENT: 1:75 S.F.

VARIANCE ITEM 2 - ALLOW EATING

ESTABLISHMENT USE (RESTAURANT)

FOR THE BUILDING WITHOUT MEETING

MINIMUM NUMBER OF PARKING SPACES.

RETAIL USE TO RESTAURANT - PARKING

REQUIREMENT (BASED ON PROPOSED

BUILDING SIZE - 6,091 S.F.)

REQUIRED SPACES FOR RETAIL STORE

=25 (6,091 S.F./250)

REQUIRED SPACES FOR NEW RESTAURANT

=82 (6,091 S.F./75)

EXISTING SPACES = 4

(THE EXISTING PARKING LOT IN FRONT

OF THE BUILDING SHALL REMAIN

UNLESS THE COLUMBUS CITY TRAFFIC

DEPARTMENT DETERMINES THAT A

CHANGE IN USE IS TOO INTENSE, THEN

THE PARKING SPACES SHALL BE

REMOVED.)

DIFFERENCE BETWEEN INTENSITIES (82-25)

= 57

TOTAL PARKING SPACES REQUIRED FOR

RESTAURANT USE (4+57) = 61

TOTAL PARKING SPACES PROVIDED

= 16 (1 H.C.)



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # **14310-00000-00583**

STATE OF OHIO
COUNTY OF FRANKLIN

**4700 NORTH HIGH
STREET**

Being first duly cautioned and sworn (NAME) Robert J. (Skip) Weiler, Jr.
of (COMPLETE ADDRESS) 10 N. High Street, Ste 401, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Mike Kohr</u>	<u>1480 Dublin Rd, Columbus, Ohio 43215</u>
<u>Tim Kohr</u>	<u>1480 Dublin Rd, Columbus, Ohio 43215</u>
<u>Robert J. (Skip) Weiler Jr.</u>	<u>10 N. High Street, Ste 401, Columbus, Ohio 43215</u>
<u>Dawn Barkley</u>	<u>10 N. High Street, Ste 401, Columbus, Ohio 43215</u>
<u>Jill Brescia-Weiler</u>	<u>10 N. High Street, Ste 401, Columbus, Ohio 43215</u>
<u>James Weiler</u>	<u>10 N. High Street, Ste 401, Columbus, Ohio 43215</u>

SIGNATURE OF AFFILIANT

Subscribed to me in my presence and before me this 14th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Cheri J. Paris-Davis
CHERI J. PARIS-DAVIS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 07, 2018

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer